



ALAMEDA COUNTY CONGESTION MANAGEMENT AGENCY

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April 13, 2009
Agenda Item 5.1

Memorandum

DATE: March 31, 2009

TO: Administration and Legislation Committee

FROM: Stephen Haas, Project Manager

SUBJECT: Route 84/ Ardenwood Boulevard Park and Ride Lot Project (Regional Measure 2 Project 29.5) Quarterly Construction Status Report

Action Requested

The CMA's adopted Construction Administration Guide requires that a quarterly construction status report be provided to the Administration and Legislation Committee. It is recommended that the Committee review and approve the attached Quarterly Construction Status Report for activities through March 31, 2009.

Discussion

The Ardenwood Park & Ride Lot Expansion Project will promote the use of Transbay (Dumbarton Bridge Corridor) transit services by expanding the capacity of the existing park-and-ride lot. The expansion will add an additional 250 parking stalls, a bus stop, bike parking facilities, a guard booth, and provide landscaping. Construction activities will include, but are not limited to, demolition of existing Golf & Go-Kart facility, grading, asphalt paving, installation of a new drainage system, placement of a prefabricated building, electrical and telephone utilities, and landscaping.

The CMA's adopted Construction Administration Guide requires that a quarterly construction status report be provided to the Administration and Legislation Committee. Attached is the Quarterly Construction Status Report for activities through March 31, 2009.

Attachment

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Ardenwood Park & Ride Lot Expansion Project
Quarterly Construction Status Report
For
January 1st, 2009 through March 31th, 2009

PROJECT DESCRIPTION

The Ardenwood Park & Ride Lot Expansion Project will promote the use of Transbay (Dumbarton Bridge Corridor) transit services by expanding the capacity of the existing park-and-ride lot. The expansion will add an additional 250 parking stalls, a bus stop, bike parking facilities, a guard booth, and provide landscaping. Construction activities will include, but are not limited to, demolition of existing Golf & Go-Kart facility, grading, asphalt paving, installation of a new drainage system, placement of a prefabricated building, electrical and telephone utilities, and landscaping.

SUMMARY STATUS

The project was advertised on June 3, 2008, bids were opened on July 7, 2008. A total of seven bids were received and the lowest responsive bid was received from O. C. Jones, Inc. (OCJ) at \$1,620,446.35. The CMA board authorized award of the contract to OCJ on July 31, 2008. The notice to proceed was issued on September 4, 2008 with September 18, 2008, as first day of construction.

The City of Fremont (COF) issued a demo permit on October 1st, 2008 and a plumbing permit on October 30, 2008 which allowed the Contractor to clear the site and perform rough grading. This work was completed on November 18, 2008. Construction work was suspended on November 19, 2008 pending a final COF Building Permit, which was issued on January 14, 2009. Construction resumed on January 19, 2009.

Excepting four working days, the project was suspended from January 22 to March 11, 2009 due to inclement weather.

CONTRACT AND CONSTRUCTION STATUS

Ardenwood Park 7 Ride Lot Expansion Project (Contractor: O.C. Jones & Sons) (CMA Project 403.0; Regional Measure 2 Project No. 29.5)

- **Contract Status:** The contract was awarded in the amount of \$1,620,446.35 on July 31, 2008. The contract is currently estimated to be completed by June 15, 2009.
- **Construction Status:** Contractor completed site demolition and rough grading prior to work suspension. Since acquiring the COF permit, Contractor has completed COF initiated changes including the installation of an underdrain system for the bio-swales. The Contractor has completed construction of new curb and gutter, and placed aggregate base for the new parking lot pavement. Concrete pavement for the bus loop will be placed April 1, 2009 and asphalt pavement for the new parking lot will be placed April 15 and 16, 2009.

Financial Status

This section of the report includes a review of the project construction budget as well as a review and overall status of Contract Change Orders (CCOs).

Budget and Expenditure Summary

Contract Change Order work has been authorized by the CMA to cover permit fees, PG&E fees and to make staff approved field changes as identified by the Contractor or resulting from COF permit review. These items were either specifically identified to be owner reimbursed or not shown as Contractor's responsibility. Not all of the permit fees have been identified by the City of Fremont at this point.

The status of the projects change orders is summarized in the following table:

Project No. 403.0 - Ardenwood Park & Ride Project

Construction Bid Price (O. C. Jones, Inc.): \$ 1,620,446.35
Contingency and Budget Adjustment: \$ 165,000.00
Total Construction Cost: \$ 1,785,446.35

| Status of Contract Change Orders (CCO) and Supplemental Work* | | | | | | |
|---|--|----------------|------|------------|--------------|------------------|
| CCO No. | DESCRIPTION | Payment Method | Time | Amount | Paid to date | Budget Remaining |
| | CCO Budget and Budget Adjustment | | | | | \$ 165,000.00 |
| 1 | PG&E and CT Permit fees paid by OCJ | LS | 0 | \$9,451.01 | \$9,451.01 | \$ 155,548.99 |
| 2 | Air Conditioning Unit for Guard Booth | LS | 0 | 1,402.38 | \$1,402.38 | \$ 154,146.61 |
| 3 | Opening Ceremony Expenses | LS | 0 | \$1,087.30 | \$1,087.30 | \$ 153,059.31 |
| 4 | Batting Cage CIDH Foundation Removal | LS | 0 | \$3,669.65 | \$3,669.65 | \$ 149,389.66 |
| 5* | City of Fremont Demo and Grading Permits | LS | 0 | \$4,000 | \$0.00 | \$ 145,389.66 |
| 7* | Electrical Conduit for Sump Pump | LS | 0 | \$7,000 | \$0.00 | \$ 138,389.66 |
| 8* | Raise Existing ACWD Water Valves | LS | 0 | \$1,000 | \$0.00 | \$ 137,389.66 |
| 9* | Revise Detail for Pavement Bubblers | LS | 0 | \$2,000 | \$0.00 | \$ 135,389.66 |
| 10* | City of Fremont Review Changes | LS | TBD | TBD | \$0.00 | |
| | | | | | | |

*Estimated amount, CCO number may change.

Schedule Status

The contract contains 120 working days. Current estimate of the delay to the project schedule due to the City of Fremont building permit is 37 working days. In addition, the project has been delayed due to weather for 30 working days. The tentative completion date is June 15, 2009, contingent upon the weather.

Outstanding Issues/Disputes/Claims

A notice of potential claim has been filed by the contractor for delays relating to acquisition of the City of Fremont building permit. A tentative resolution between the CMA and the Contractor has been reached and it is expected that the claim will be resolved shortly with the issuance of CCO #10.